

STATE MS. - DESOTO CO.
FILED

FEB 13 3 45 PM '96

BK 296 PG 80
W.E. DAVIS CH. CLK.**WARRANTY DEED**

This Deed of Conveyance is this day made by the undersigned FRANCES R. LAUDERDALE, a single person, hereinafter referred to as the GRANTOR and ROBERT J. LAUDERDALE and wife, VIOLA L. LAUDERDALE, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEES to the GRANTOR, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTOR, FRANCES R. LAUDERDALE, the GRANTOR does hereby and by these presents sell, convey, and warrant unto ROBERT J. LAUDERDALE and wife, VIOLA L. LAUDERDALE, the GRANTEES, as tenants by the entirety with full rights of survivorship and not as tenants in common, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

DESCRIPTION OF A 43.48 ACRE TRACT IN PART OF SECTION 12;
TOWNSHIP 3 SOUTH; RANGE 7 WEST; DESOTO COUNTY,
MISSISSIPPI.

Beginning at the northwest corner of the south half of the Northeast Quarter of Section 12; Township 3 South; Range 7 West; thence north 83°53' east 2675.0 feet along the north line of said south half to a point in the east line of Section 12; thence south 6°56' east 666.0 feet along said section line to a point; thence south 83°47' west 2839.43 feet along an existing fence line to a corner of the Lauderdale and Johnston tracts; thence north 6°56' west 667.92 feet along the east line of the

Johnston tract to a corner iron pin; thence north 83°03' east 164.47 feet to the point of beginning and containing 43.48 acres, more or less. All bearings are magnetic. Said property being located in the Northeast Quarter and Northwest Quarter of the above noted Section, Township, and Range.

By way of explanation, this is part of the same property that was previously conveyed by Robert J. Lauderdale and wife, Viola L. Lauderdale, to William C. Moore and wife, Carol T. Moore, dated March 25, 1992, and found of record at Deed Book 243, Page 688, in the Office of the Chancery Clerk of DeSoto County, Mississippi, and this deed was inadvertently omitted from execution on the date noted above.

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property.

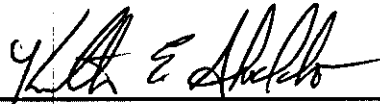
Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTOR on this the 13th day of February, 1996.


FRANCES R. LAUDERDALE

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 13th day of February, 1996, within my jurisdiction, the within named FRANCES R. LAUDERDALE, who acknowledged that she executed the above and foregoing instrument.



NOTARY PUBLIC

My Commission Expires:
MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 24, 1999

(SEAL)



GRANTOR'S ADDRESS:

Bright Road
Hernando, MS 38632
RES. TEL.: 601-429-6978
BUS. TEL.: N/A

GRANTEES' ADDRESS:

1302 Laughter Road South
Hernando, MS 38632
RES. TEL.: 601-429-4874
BUS. TEL.: N/A

Prepared by: KENNETH E. STOCKTON
ATTORNEY AT LAW
5 WEST COMMERCE STREET
HERNANDO, MS 38632
601-429-3469

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